

**TOWN OF BASS LAKE
SAWYER COUNTY
PLANNING COMMITTEE & BOARD OF SUPERVISORS
Thursday, June 7, 2012
MINUTES**

Chairperson Mark Olson called the meeting to order at 6:30 pm. Members Present: Chairperson Mark Olson, Dorothy "Doc" Brueggen, Mark Lastrup, John McCue, Steve Friendshuh and Phil Nies. Members Absent: Dan Grothe and Martha DeLong.

Town Clerk Warshawsky affirmed agenda was posted in compliance with open meetings law.

Motion by Friendshuh, seconded by Brueggen to approve the agenda with the addition of "Update on Act 170" under New Business. Motion carried.

Motion by Lastrup, seconded by Brueggen to approve the minutes of the April 5, 2012 regular meeting. Motion carried.

Olson reported that correspondence was received from Sawyer County denying the Conditional Use Application for George Haferkorn.

ZONING:

Conditional Use Application – James G. Taylor Revocable Trust. Part of Lot 5, Court Oreilles Park Subdivision, S35, T 40N, R 9W; Parcel - 18.5.1. Doc# 378543 1.145 total acres. Property is zoned Residential/Recreational One. Purpose of request is for the location/operation of a 5-bedroom bed and breakfast in an existing dwelling. Olson presented the application. The applicant was not present, but was represented by Matt Prom, his niece's husband. Prom informed the committee that the owner, James Taylor, would be at the Board meeting. Prom presented the application. Taylor is proposing a part time bed and breakfast primarily for international clients. Clients will be picked up at the airport and will not increase traffic. As far as the noise level is concerned, the owner wants to keep it family oriented. Nies asked if the owner would be on site when it's running. Prom answered yes. Nies ask where the bedrooms are located. Prom answered that there are 2 bedrooms upstairs 3 downstairs. Nies asked if anyone living in the garage. Prom answered no. Nies said that there were 2 complaints, 1 for noise and the other was during winter regarding parking – the road was blocked and emergency vehicles couldn't park on the road. Prom said the only vehicles that will be there will be the Taylor's vehicle and perhaps 1 or 2 additional vehicles. Taylor will provide transportation for guests. Friendshuh asked about the septic system (holding tank or mound). Prom answered holding tank. Friendshuh asked if there was a full basement. Prom answered no, there is a crawl space that houses the furnace along with pump for the well. Olson said that he is familiar with the house and there were not 5 bedrooms. Prom said that there are 2 bedrooms upstairs and 3 downstairs and 3 bathrooms. Discussion followed. Nies asked if Taylor has been renting the house for the last year. Prom answered no, Taylor wants to offer guests something more. Friendshuh asked if Taylor has to get a state permit. Prom said yes, Matt Dale signs off on it. Olson asked for any additional questions from the Committee. Olson reported that the County sent 8 Letters. 4 official letters were returned along with 3 outside the 300 ft. radius. Olson read the letters. Olson asked if anyone was in favor or opposed. Ron Miller spoke in opposition. He lives directly across from the residence. Miller stated that he is also speaking for the Lovelys. Edmond Packee said that there are 5 bedrooms and if the owner will be living there when it is in use, then only 4 bedrooms will be available. Larry Rusk spoke in opposition stating that Taylor has not proven he is a good neighbor and that the noise level is unacceptable. Prom responded. Taylor will be the main operator. He has a friend from the UK to help with marketing. It will be part time and it is a requirement for the owner to be on site. Olson addressed past parking and noise concerns and asked if the complaints have been addressed to Taylor. Prom will ask Taylor. Discussion followed. Nies said that noise

complaints should be brought to the sheriff's department. Discussion followed. Prom was asked about local guests. Prom said that there is a 2-stall garage. Friendshuh suggested expanding the property. Nies said there would be septic issues. Miller said that he lives directly across from the property and there have been 5 cars parked and it has been very hard for him to get his car out. Discussion followed. Olson asked if the Committee had any questions. Friendshuh said many people don't want zoning to change, it will still be residential. Discussion followed. Motion by Nies, seconded by Doc to deny. Friendshuh objected, he would like to impose strict conditions.. Discussion followed. Olson asked for any further questions. Lastrup said it is important how the neighborhood feels about it. Olson agreed saying that basically the entire street is against it. 3 in favor to deny, 1 opposed, Olson abstained. Motion carried.

Findings of Fact:

1. It would be damaging to the rights of others and property values.
2. It would create traffic or highway access problems.
3. It would not be compatible with the surrounding uses and the area.

Olson said that the Planning Committee is a recommending committee. Monday night, the Town Board will make a decision and their decision goes to the County. The County has the last say.

Clerk Warshawsky gave the update on the Windigo Boat Landing Expansion project. The DNR requested additional items for the grant and those items have been completed and submitted to the DNR.

Nies reported that the dead trees on Post and Poplar have been cleared and the park is ready for gravel and a split rail fence. The cost will be \$1,500.00, including labor. The cost for Williams Road will depend on the benches. Nies reviewed the Harvey Park encroachment briefly.

Nies reported that originally the Town was looking for view sheds for Williams Road, Harvey Park and Post and is now looking at benches. Dressy Log Furniture has ½ log benches for \$25/foot. 2 or 3 benches could go on Post and a couple for Harvey Park and 3 for Williams Road. There would be a total of 8 or 9 benches approximately 15ft, less than \$1,000.00 on benches. Nies said the legs could be made long enough to concrete them in. The plan for Harvey Park is to run a split rail fence, create a wandering path, and pull the ridge out to walk out to the lake. With \$1,500.00 for the split rail fence, the total cost is approximately \$2,500 for a rustic park. McCue asked if there is room for parking. Nies said the Town will widen the shoulders. Discussion followed. Motion by Olson, seconded by Lastrup to recommend purchase of benches and fences.

Nies gave the update on Shoreline Ordinance Act 170. According to Act 170, counties can't be more restrictive than the state. Structures can now be as close as 35 ft from wetlands. Buildings can now be 35 ft high. The 50% rules were taken away. Lake classifications have not changed. Nies said that within act 170 there are contradictions. Olson said it comes down to nonconforming dwellings. If you have a non-conforming dwelling, you can do pretty much what you want within the same footprint. The County can't issue a land use permit until the ordinance is changed. By the end of August it should be changed.

A request was made to put Park Rules on the agenda for next time and Lastrup requested a discussion on fireworks at the next meeting.

Motion by Brueggen, seconded by Lastrup to adjourn at 7:32 pm. Motion carried.